



ASPIRE RESIDENTIAL



5 Carlton House Littlehampton Road
Worthing, BN13 1RD

Offers in excess of £150,000

Ground Floor Flat

**New Lease Of Approximately 175
years**

Local Shops And Family Pub

Two Parking Spaces

Modern Finish

EPC D

Aspire Residential is delighted to bring to the market this spacious, open plan, one bedroom ground floor flat. This property offers a favourable location amongst popular shops and local bars/pubs. Access to the A27 and A24 are only minutes away for those looking to commute or alternatively West Worthing Train Station is only 1 mile away. Benefits of Carlton House include a modern finish, a new lease upon completion, off road parking for two cars and a yield in excess of 5%.

Aspire Residential, 28 Goring Road , Worthing, BN12 4AD
Phone: 01903 259961, Email: info@aspireresidential.co.uk
www.aspireresidential.co.uk



Hallway

Storage cupboard. Wood effect flooring.

Open plan kitchen/lounge 18' 4" x 12' 1" (5.58m x 3.68m)

The kitchen offers a matching range of wall and units including glass display cabinets. Stainless steel sink inset to work with mixer tap and draining board. Space for cooker, washing machine and fridge/freezer. Breakfast bar including stools. Wood effect floor. Opening into lounge which offers a double glazed window to the rear. TV point and carpets throughout.

Bedroom 12' 0" x 11' 1" (3.65m x 3.38m)

Double glazed window to rear. Carpets throughout.

Bathroom

Floor to ceiling tiled walls. Wood panel enclosed bath with overhead electric shower. Pedestal wash hand basin. Button flush W/C. Chrome heated towel rail. Tiled floor.



Parking

Two parking permits provided for non allocated spaces to the rear of the building.

Lease

Approximately 175 years.

Maintenance & Ground Rent

Approximately £1100 including ground rent.





Floor Plan

